

**MINUTES  
ENTERPRISE ZONE COMMISSION MEETING  
THURSDAY, APRIL 22, 2004**

**1. CALL TO ORDER**

The meeting was called to order by Acting Chair Buchanan at 5:04 p.m.

**2. ROLL CALL**

Present: Biede, Buchanan, Flahive, Hornbeck, Prichard and Primmer

Absent: Jares and Stazzoni

CD Staff: Brenda Kunz

Others: Lloyd Banks and Jennifer Cook representing Western Iowa Land Development

**3. ADOPTION OF AGENDA**

Motion by Primmer, second by Flahive to adopt the agenda as printed. Motion carried by unanimous voice vote.

**4. APPROVAL – MINUTES OF JANUARY 28, 2004**

Motion by Primmer, second by Biede to adopt the minutes as printed. Motion carried by unanimous voice vote.

**5. PROOF OF PUBLICATION**

Presented by staff.

**6. REVIEW OF APPLICATION**

- a. WESTERN IOWA LAND DEVELOPMENT – Kunz noted that Lloyd Banks and Jennifer Cook were present representing Western Iowa Land Development. Kunz summarized the project to the Commission and stated that the application is for a scattered site project with two units to be located on 8<sup>th</sup> Avenue and South 13<sup>th</sup> Street and two units to be located on 24<sup>th</sup> Avenue and South 16<sup>th</sup> Street. The homes will have two car garages, three bedrooms and approximately 1,400 square feet. Total project investment is estimated at \$479,900 with three of the units listed for sale at \$119,300 and the other home listed at \$122,000. The developer has applied for Infil assistance allowing low and moderate income homebuyers to receive \$15,000 in down payment assistance forgivable over 10 years. The developer has estimated their total enterprise zone incentives to be \$59,510.

Buchanan questioned who Western Iowa Land Development consisted of. Banks and Cook replied John Jerkovich, Bob McCarthy, Jason James and Ron Johnson.

Motion by Biede, second by Primmer to concur with staff recommendation and approve the EZ application for Western Iowa Land Development. Motion carried by unanimous voice vote.

**7. OTHER BUSINESS – N/A**

**8. ADJOURNMENT**

Motion by Primmer, second by Flahive to adjourn the meeting at 5:11 p.m. Motion carried by unanimous voice vote.